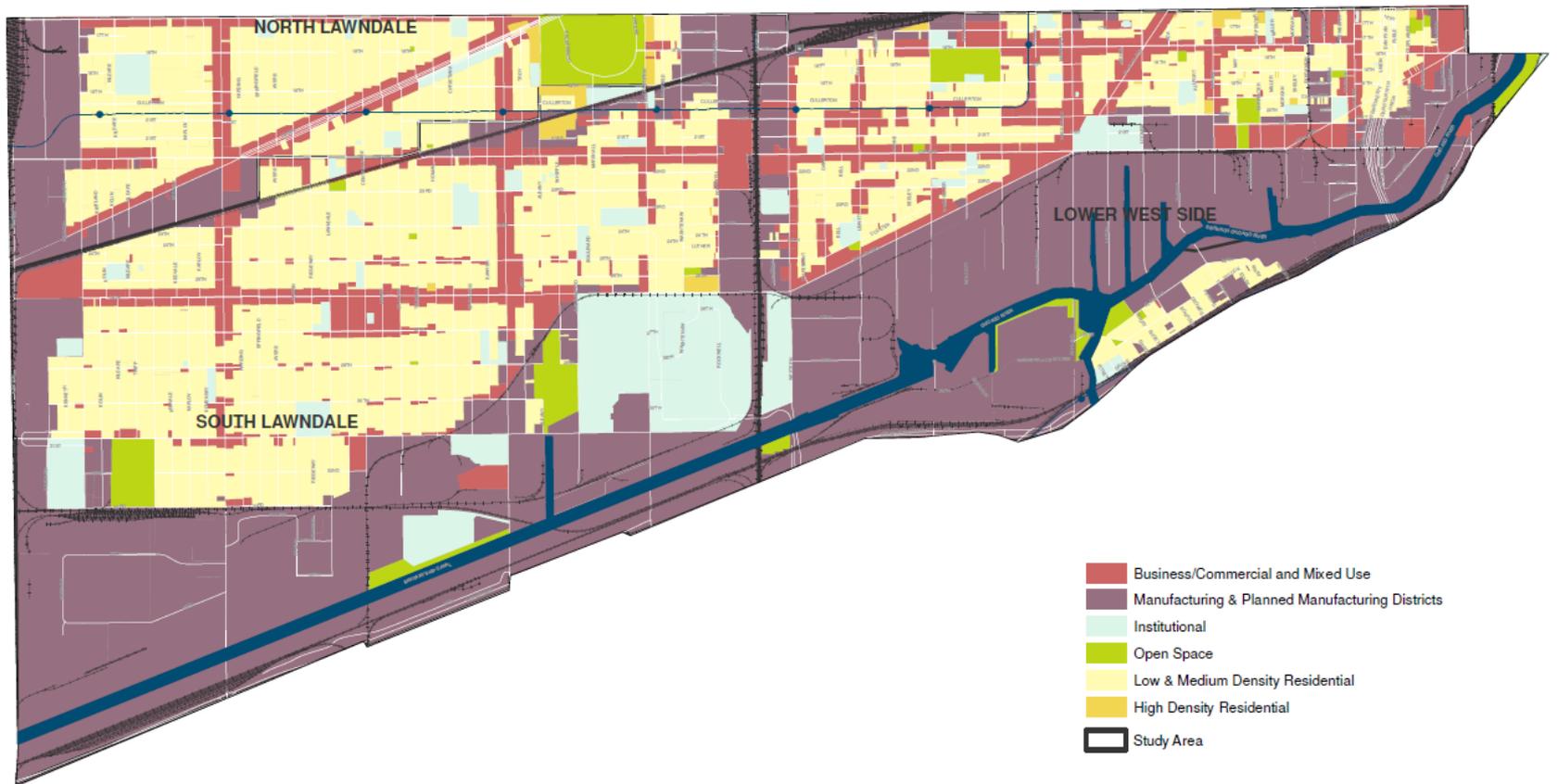


# LITTLE VILLAGE LAND USE STRATEGY



# Housing, Retail, and Historic Preservation Community Workshop Agenda

- **Part 1: Open House (5:30-6:00)**
  - Roam & Review Maps
- **Part 2: Presentation (6:00-6:30)**
  - DPD and CMAP staff introduce findings and analysis
- **Part 3: Questions (6:30-6:45)**
  - Your opportunity to get more specific information
- **Part 4: Group Discussions (6:45-8:00)**
  - Your chance to share your ideas and offer feedback

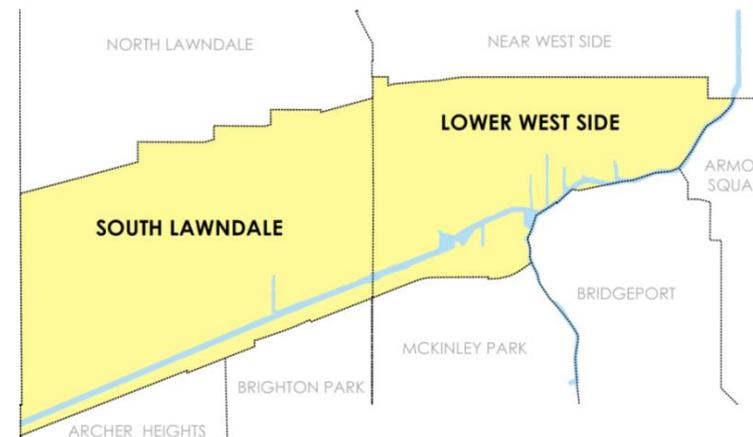
# Planning Process Overview

## Project Partners:

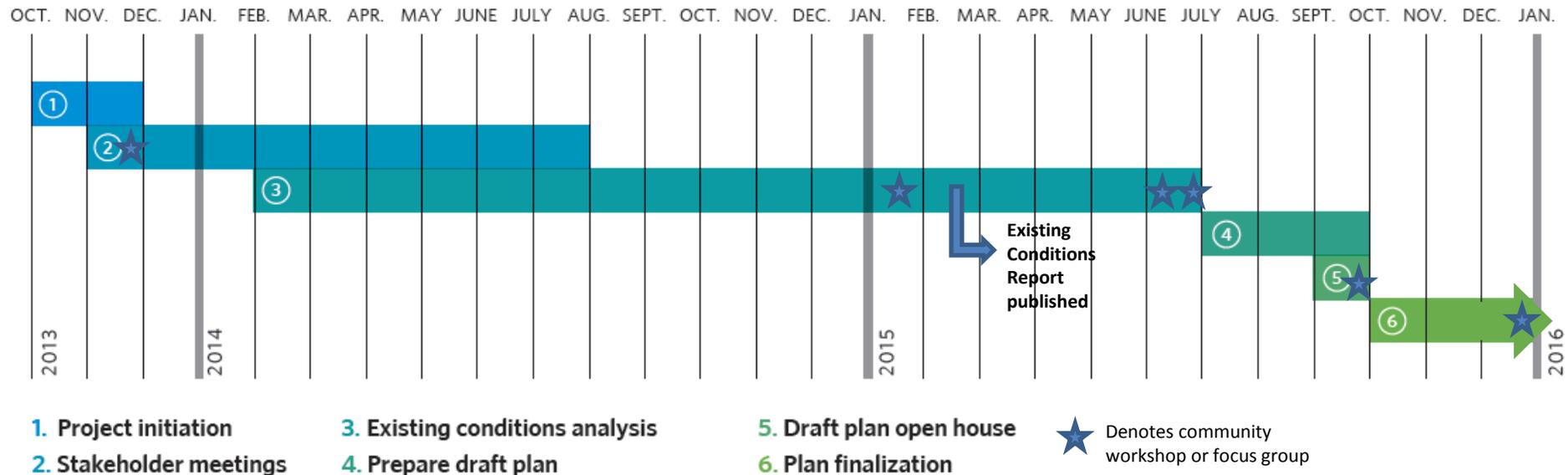
- City of Chicago Department of Planning and Development (DPD) is leading the project
- CMAP is providing planning support through the LTA program
- CMAP has contracted with Pilsen Neighbors Community Council (PNCC) and Enlace Chicago to provide community outreach and engagement assistance

## Other partners / related projects:

- Adler School of Professional Psychology's Health Impact Assessment project
- Delta Institute and LVEJO's Little Village Brownfield Revitalization project



# Planning Process Overview



Since the start of the planning process, the project team has:

- Held a community workshop on open space attended by 67 residents and stakeholders
- Met with 15 stakeholders, community groups, and/or local networks reaching approximately 120 people
- Held a focus group on opportunities and challenges in the community's industrial areas
- Published a comprehensive existing conditions analysis

Upcoming engagement activities include:

- June 25<sup>th</sup> workshop on open space, the industrial corridors, and resilience
- A draft plan open house in Fall 2015
- Public hearings

# Department of Planning and Development

Planning and  
Operations  
Benet Haller  
Gerardo Garcia

Bureau of  
Housing

Bureau of Zoning  
and Land Use

Homeownership Center  
Irma Morales

Sustainability/Open Space  
Kathy Dickhut Michael  
Berkshire



# City of Chicago Land Use Strategies

- Green Healthy Neighborhood Land Use Plan for Englewood, West Englewood, Washington Park, and Woodlawn
- Recommended strategies for housing, retail, productive landscapes, manufacturing, open space, green infrastructure, historic preservation
- Plan was adopted by the Chicago Plan Commission in March 2014



# A Land Use Strategy

- Describes where you live, work, play, shop and learn
- Identifies future places to live, work, play, shop and learn
- Confirms the places and the community character to preserve and improve
- Guide for a 10-20 year period

# City Land Use Tools

- Land use plans guide future decisions
- Historic and conservation districts maintain the size of existing buildings and the front sidewalks
- Pedestrian street designations protect and promote dense, walkable retail environments

# Building upon goals in Quality of Life Plans



## Little Village QUALITY-OF-LIFE PLAN

Family • Culture • Community

## Vision

As we plan our future in Little Village, we value our **family, culture and community**. Our vision is a community that is educated, peaceful, united, clean, and prosperous.

### Quality-of-Life Plan Summary

The community engagement process created a plan with eight topic areas, each with specific goals.



#### A. Arts & Culture

- A.1 Support and encourage collaboration among local artists
- A.2 Strengthen community events and programs focused on arts and culture
- A.3 Create and expand temporary and long-term spaces for arts and culture



#### B. Economic Development

- B.1 Increase resources for entrepreneurs
- B.2 Support branding and beautification efforts
- B.3 Increase workforce development programs and job opportunities



#### C. Education

- C.1 Strengthen and expand early childhood opportunities
- C.2 Support children in elementary and middle school
- C.3 Support youth in high school, in college and in their career goals
- C.4 Enhance Adult Education



#### D. Green Space & Recreation

- D.1 Maintain, support, and enhance existing green and recreational spaces
- D.2 Develop new recreational spaces
- D.3 Increase community impact through improved programming



#### E. Health

- E.1 Improve access to quality healthcare for the entire community
- E.2 Strengthen preventive health measures for residents
- E.3 Reduce chronic illnesses



#### F. Housing

- F.1 Increase sustainable home ownership and reduce foreclosures
- F.2 Increase the affordability and quality of rental housing
- F.3 Develop new housing options for a diverse range of incomes



#### G. Immigration

- G.1 Promote leadership development around immigration issues
- G.2 Strengthen the capacity of existing service providers and encourage partnerships to attract additional resources
- G.3 Provide accurate and timely immigration information to the community



#### H. Safety

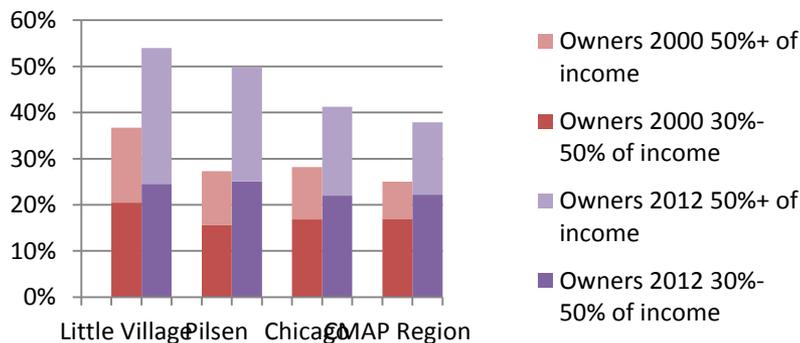
- H.1 Continue to develop violence prevention programs for youth and families
- H.2 Enhance and broaden educational opportunities for youth
- H.3 Increase community engagement and leadership around safety issues
- H.4 Strengthen the community and police relationship
- H.5 Create a safer and cleaner physical environment

# Affordability and cost burden

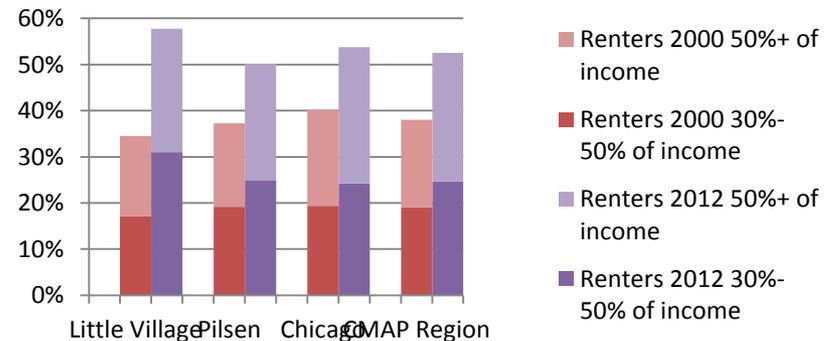
In Little Village, at least 50% of owners and renters spend more than 30% of their income on housing costs, and at least 25% spend more than 50% of their income on housing costs.

Since 2000, the share of cost-burdened owners and renters has increased. Compared to Pilsen and the City as a whole, Little Village had the highest rate of increase among renters.

**Percent of owner occupied households paying more than 30% of income on monthly owner costs**



**Percent of renter occupied households paying more than 30% of income on gross rent**



# Community Character – Housing

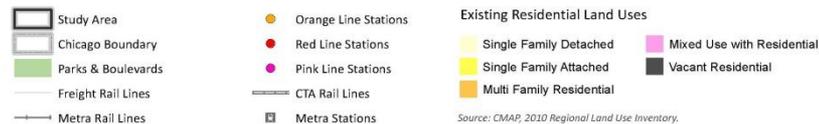
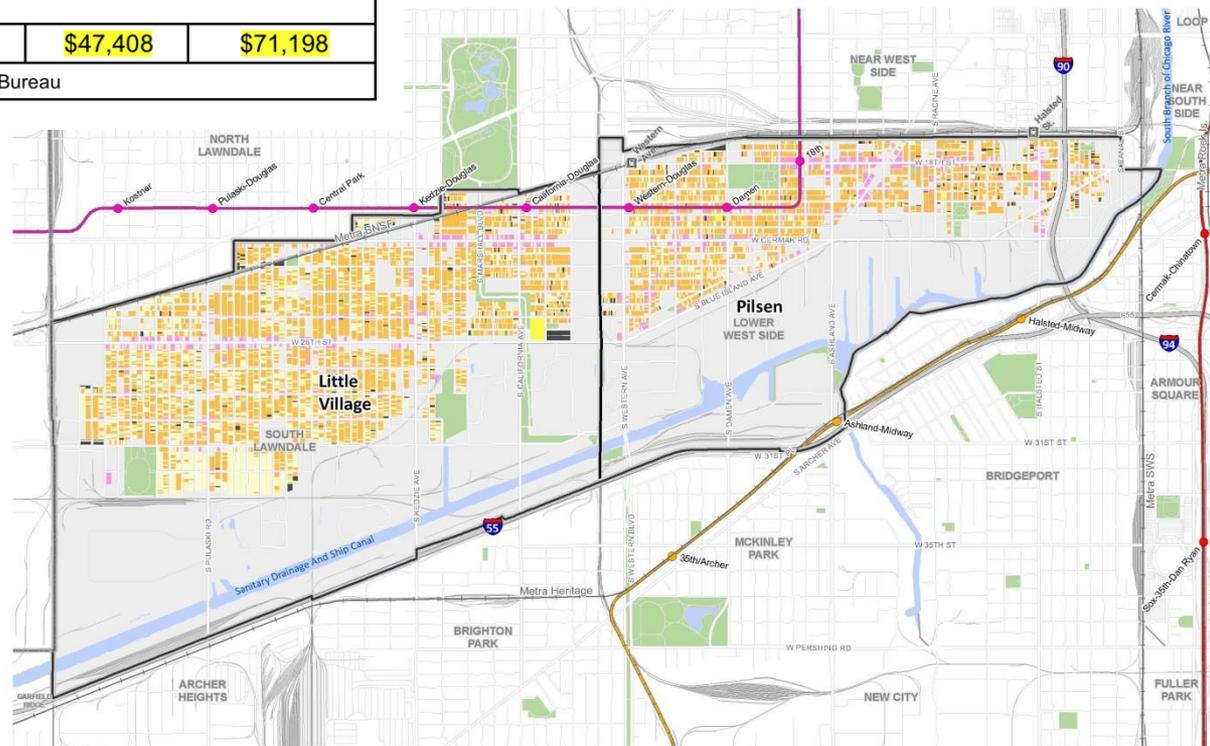
Population, Households, and Household Size, 2010; Household Income

	Pilsen	Little Village	Chicago	Region
Population	35,769	79,288	2,695,598	8,431,386
Households	12,110	18,131	1,045,560	3,088,156
<b>Average Household Size</b>	<b>2.95</b>	<b>4.37</b>	<b>2.52</b>	<b>2.73</b>
Population Density	13,000	18,000	11,841	N/A
<b>Median HH Income</b>	<b>\$36,210</b>	<b>\$32,837</b>	<b>\$47,408</b>	<b>\$71,198</b>

Source: 2010 Census, 2008-12 American Community Survey, U.S. Census Bureau

Little Village is a vibrant, middle-to-lower income community.

Little Village has larger than average household sizes and little vacant residential land.



# Community Character – Housing age and type

The housing stock is significantly older than the City's and region's.

**Housing Age**

	Pilsen		Little Village		Chicago		Region	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent
Built 2000 and after	520	3.6%	184	0.9%	98,584	8.2%	388,157	11.5%
Built 1980 to 1999	582	4.1%	496	2.4%	95,512	8.0%	653,018	19.4%
Built 1960 to 1979	709	5.0%	1,203	5.8%	197,083	16.5%	867,250	25.7%
Built 1940 to 1959	1,336	9.3%	3,856	18.6%	262,684	21.9%	671,560	19.9%
<b>Built 1939 or earlier</b>	<b>11,176</b>	<b>78.0%</b>	<b>15,008</b>	<b>72.3%</b>	<b>543,385</b>	<b>45.4%</b>	<b>789,923</b>	<b>23.4%</b>
<b>Total Housing Units</b>	<b>14,323</b>	<b>100.0%</b>	<b>20,747</b>	<b>100.0%</b>	<b>1,197,248</b>	<b>100.0%</b>	<b>3,369,908</b>	<b>100.0%</b>
<b>Median age</b>	<b>1903</b>		<b>1908</b>		<b>1945</b>		<b>1965</b>	

Source: 2008-12 American Community Survey, U.S. Census Bureau

2-4 unit buildings make up the majority of the housing stock—nearly 70% in Little Village.

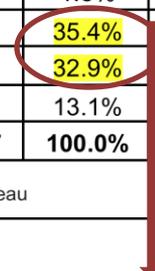
**Housing Type**

	Pilsen		Little Village		Chicago		Region	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent
Single, detached	1,702	11.9%	3,559	17.2%	306,706	25.7%	1,679,254	50.2%
Single, attached	174	1.2%	312	1.5%	42,714	3.6%	257,910	7.7%
<b>2 Units</b>	<b>3,731</b>	<b>26.0%</b>	<b>7,339</b>	<b>35.4%</b>	<b>180,727</b>	<b>15.1%</b>	<b>242,900</b>	<b>7.3%</b>
<b>3 to 4 Units</b>	<b>4,861</b>	<b>33.9%</b>	<b>6,816</b>	<b>32.9%</b>	<b>197,380</b>	<b>16.5%</b>	<b>286,137</b>	<b>8.6%</b>
5+ Units	3,855	26.9%	2,721	13.1%	466,855	39.1%	876,492	26.2%
<b>Housing Units*</b>	<b>14,323</b>	<b>100.0%</b>	<b>20,747</b>	<b>100.0%</b>	<b>1,194,382</b>	<b>100.0%</b>	<b>3,342,693</b>	<b>100.0%</b>

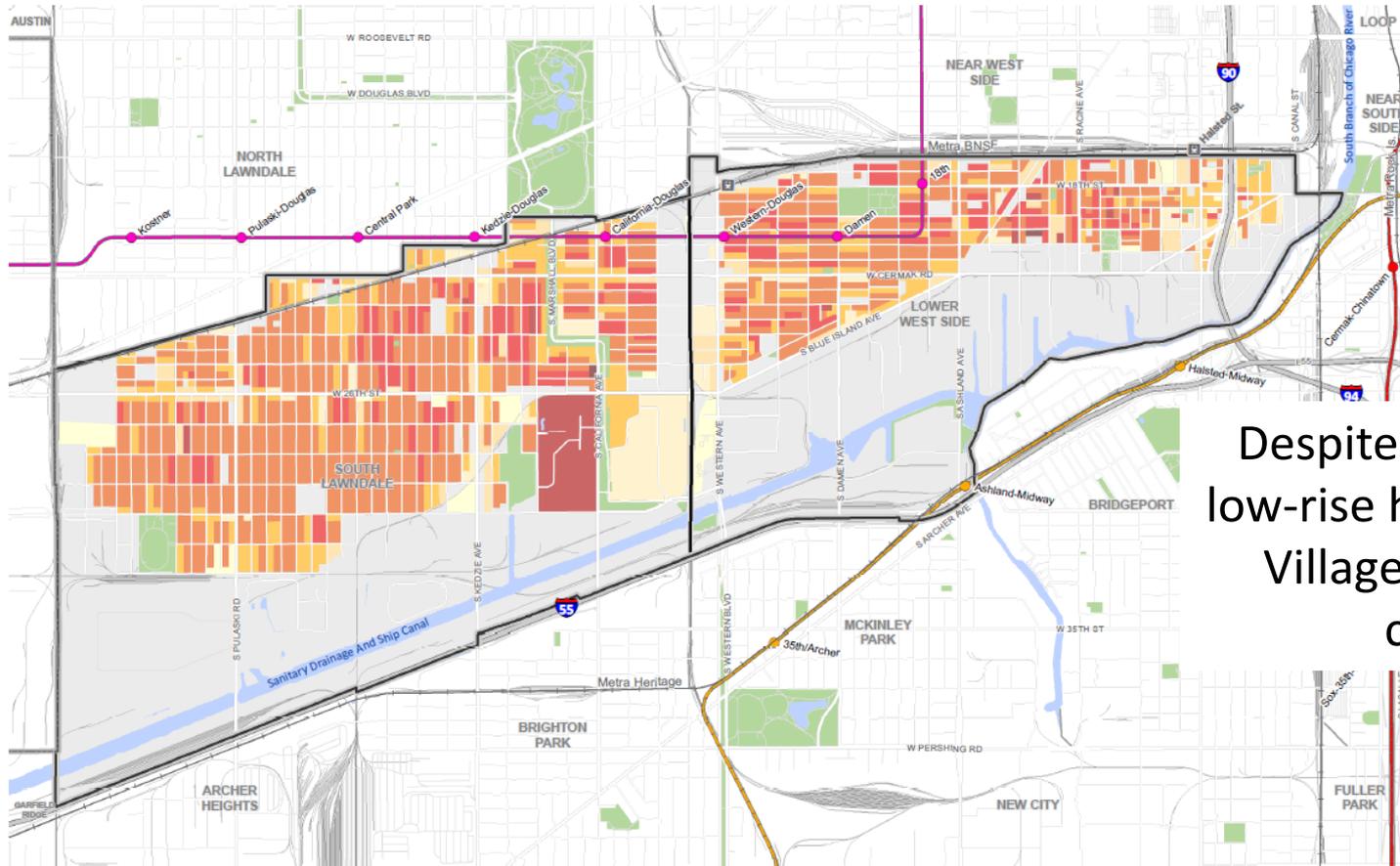
\*Total, excluding mobile, boat, RV, van, etc

Source: 2008-12 American Community Survey, U.S. Census Bureau

68.3%



# Community Character – Density

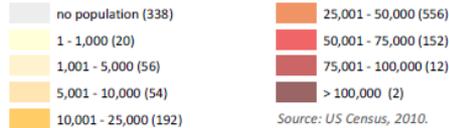


Despite the prevalence of low-rise housing types, Little Village is a high density community.

- Study Area
- Chicago Boundary
- Parks & Boulevards
- Freight Rail Lines
- Metra Rail Lines

- CTA Rail Lines
- Orange Line Stations
- Red Line Stations
- Pink Line Stations
- Metra Stations

Population Density - Persons Per Square Mile By Census Block (Blocks Count)



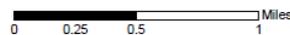
Source: US Census, 2010.



Chicago Metropolitan Agency for Planning

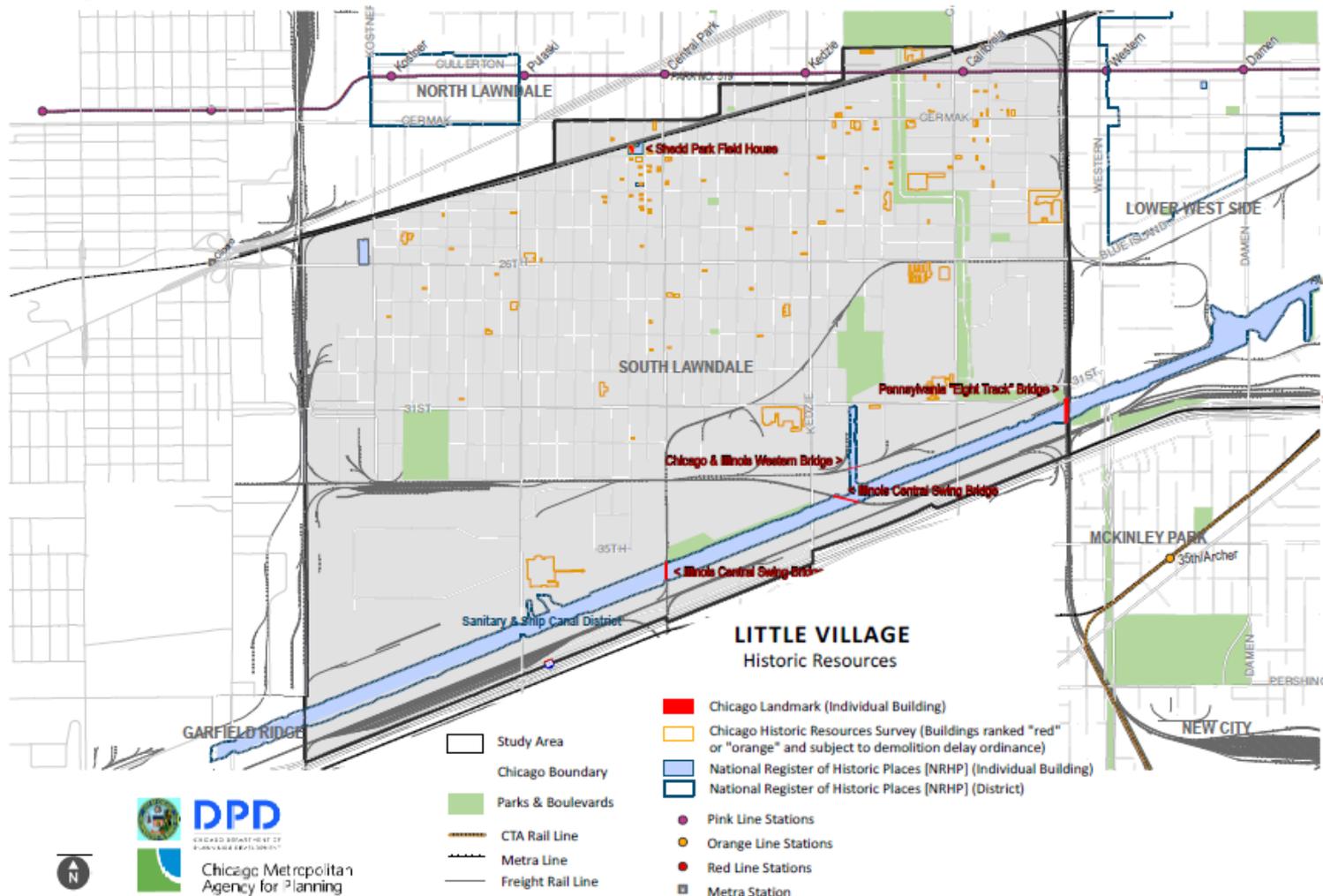


1:35,000



# Community Character – Little Village Historic Resources

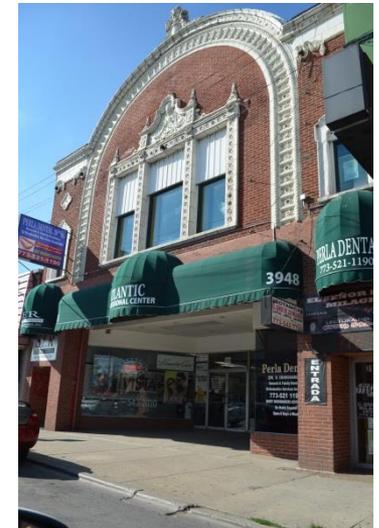
Figure 4.18:  
Little Village Historic Resources



# Community Character – Commercial corridors



Cermak

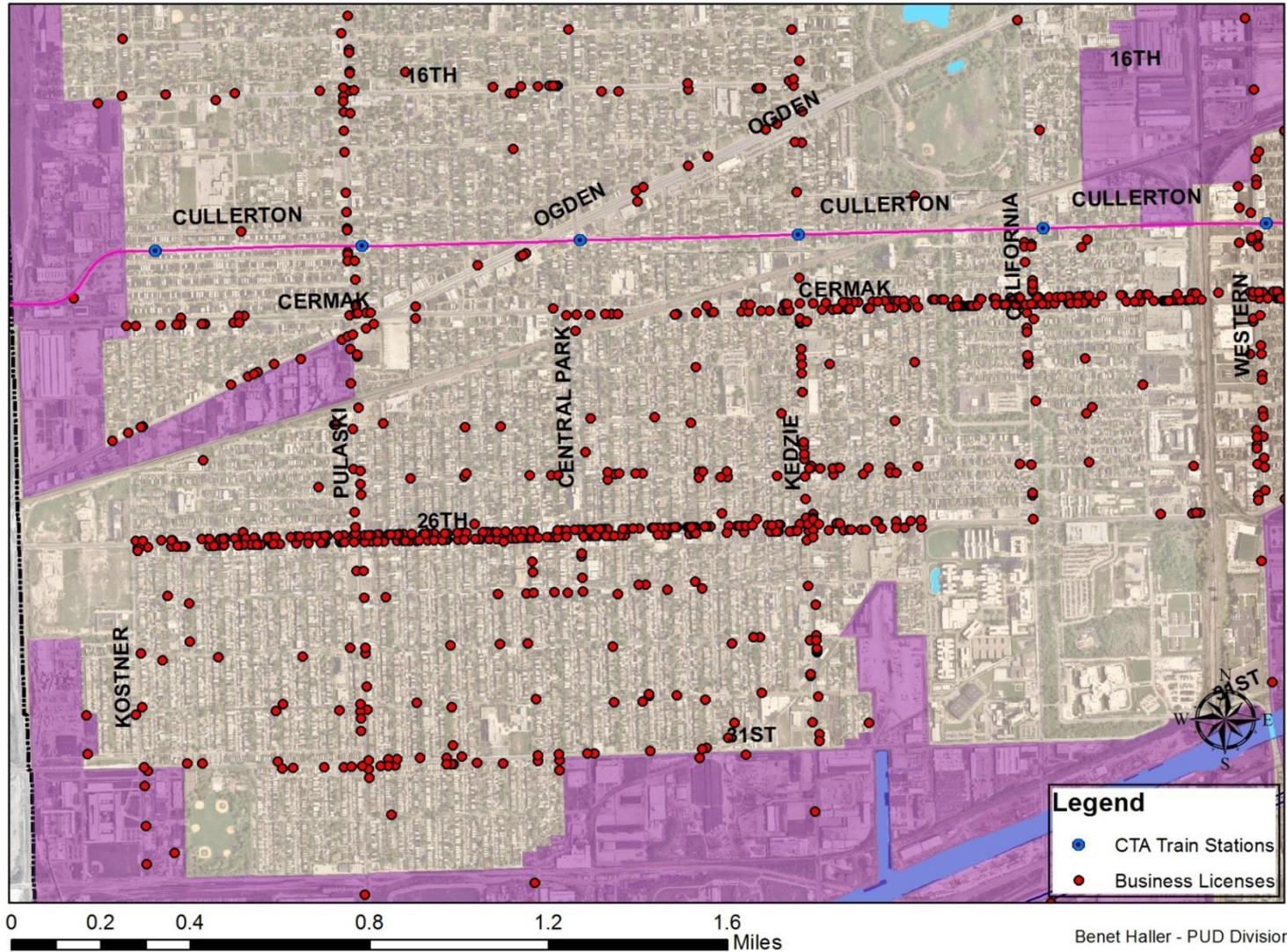


# Citywide Character of Commercial corridors

- City-wide, more than 80% of all retail businesses are on major arterials
- Historically, denser neighborhoods had businesses off the major streets particularly at corners
- Pilsen and Little Village are unique in that both neighborhoods still support this pattern of use
  - Both maintain long, nearly-continuous, pedestrian friendly retail districts on their major east-west streets
  - These streets also contain a large number of housing units on the upper floors of retail buildings
  - There are a number of vacant lots on these streets which could support new multi story buildings with retail on the first floor and residential units above

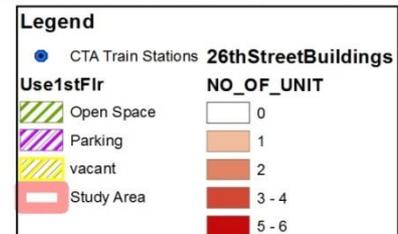
# Little Village Commercial Corridors

## Little Village Business Licenses in 2013



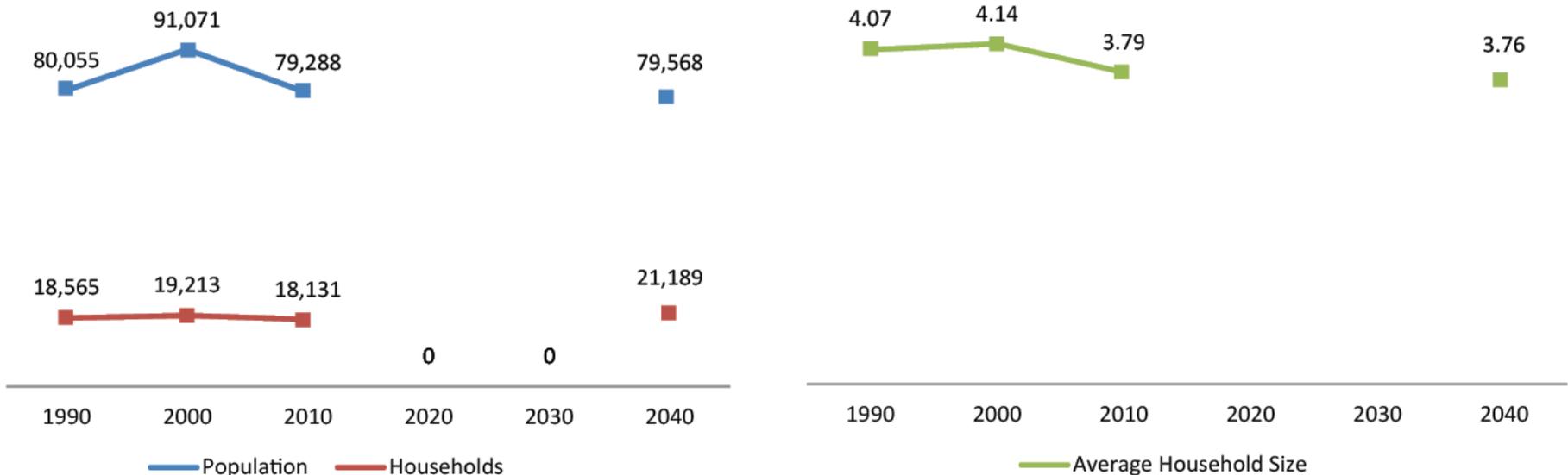
# Little Village Commercial Corridors

26th Street, Residential Units, and Vacant Lots

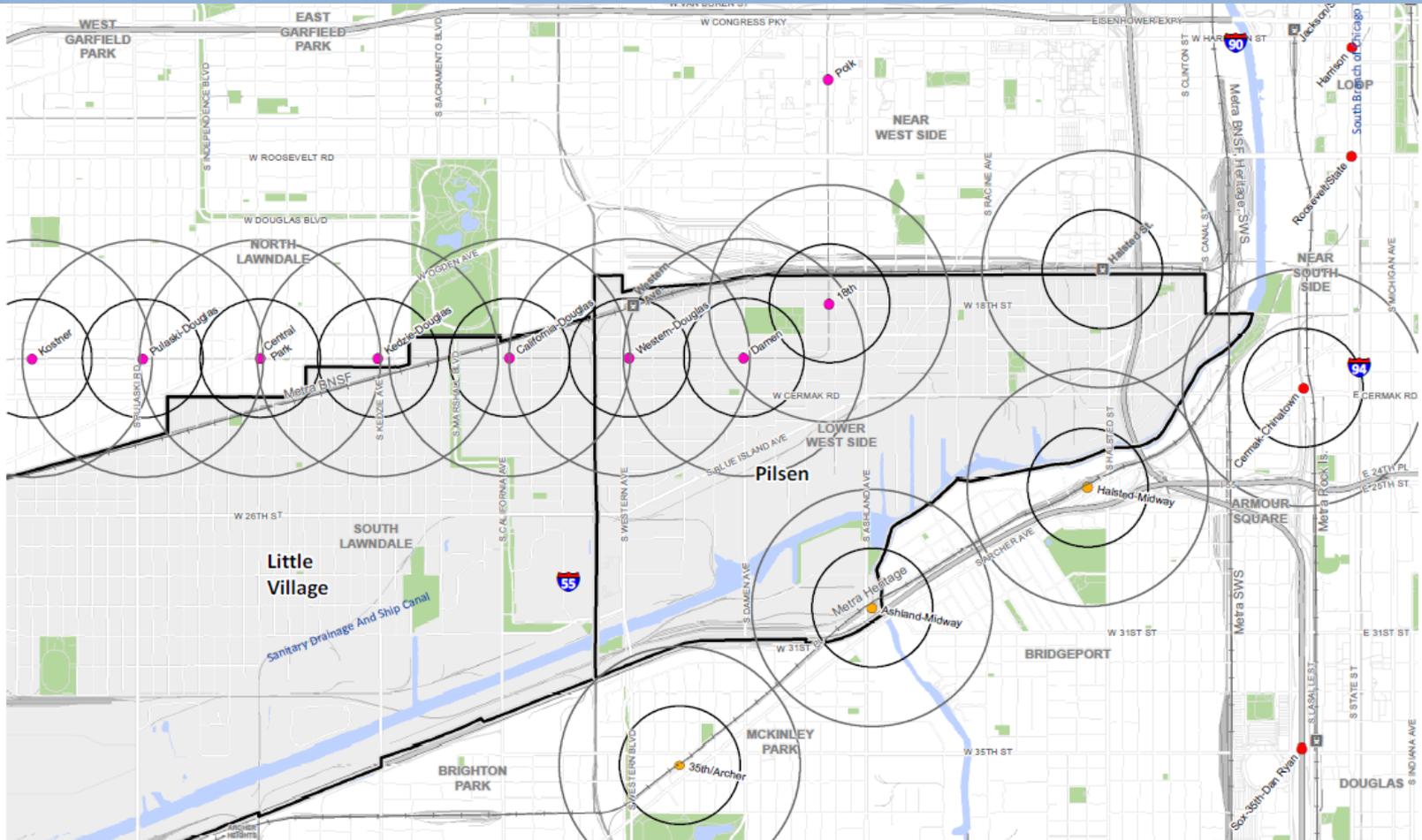


# Demographic Trends and Projections

- Little Village is projected to grow in population over the next 25 years. By 2040, Little Village could gain over 3,000 households. In keeping with current trends, average household size is projected to decline slightly.
- Future heads of households are expected to be primarily younger baby-boomers (ages 45-64) and seniors (ages 65+)
- New housing units will be needed to accommodate future growth.



# Opportunities for increased residential density



- Study Area
- Chicago Boundary
- Parks & Boulevards
- Freight Rail Lines
- CTA Rail Lines
- Metra Rail Lines
- Metra Stations
- Orange Line Stations
- Red Line Stations
- Pink Line Stations

# Group Discussions (6:45 – 8:00)

- Group discussion topics:
  - Strategies for preserving community character
  - Strategies for infill and accommodating future projected growth
  - Strategies for enhancing the community's retail environment

## Group Discussions (6:45 – 8:00)

- Staff from CMAP, the City, and Enlace, as well as resident leaders will be available to answer questions and facilitate discussion.
- You are welcome to start anywhere that you want and talk to as many people as you want.
- Each participant should have a marker and sticky notes – feel free to write down your ideas as well as share them verbally!